

ORDINANCE NO. 2669 NEW SERIES

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED AT 8237 WEST NORTHERN AVENUE FROM R1-6 (SINGLE RESIDENCE) TO PAD (PLANNED AREA DEVELOPMENT); AMENDING THE ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Glendale Planning and Zoning Commission held a public hearing on December 4, 2008 in zoning case ZON07-05 in the manner prescribed by law for the purpose of rezoning property located at 8237 West Northern Avenue from R1-6 (Single Residence) to PAD (Planned Area Development);

WHEREAS, due and proper notice of such Public Hearing was given in the time, form, substance and manner provided by law including publication of such notice in *The Glendale Star* on November 13, 2008; and

WHEREAS, the City of Glendale Planning and Zoning Commission has recommended to the Mayor and the Council the zoning of property as aforesaid and the Mayor and the Council desire to accept such recommendation and rezone the property described on Exhibit A as aforesaid.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLENDALE as follows:

SECTION 1. That a parcel of land in Glendale, Maricopa County, Arizona located at 8237 West Northern Avenue and more accurately described in Exhibit A to this ordinance, is hereby conditionally rezoned from R1-6 (Single Residence) to PAD (Planned Area Development).

SECTION 2. That the rezoning herein provided for be conditioned and subject to the following:

1. Development shall be in substantial conformance with the Mackenzie Park PAD document dated October 29, 2008.

2. The conceptual site plan provided in the PAD document shall be subject to review through the Preliminary Plat, Final Plat, and Design Review approval processes.
3. The landscape buffer between Northern Avenue and the single-family parcel shall include screen trees planted 20 feet on-center.
4. Dedication of additional right-of-way on 83rd Avenue to provide a total half-width of 75 feet shall be made before building permits are issued for any development on the property.
5. Dedication of additional right-of-way on Northern Avenue to provide a total half-width of 75 feet shall be made before building permits are issued for any development on the property.
6. All half-street improvements on 83rd Avenue adjacent to the site shall be completed with development of the property. Required improvement standards are determined by the City of Glendale Design Guidelines for Site Development and Infrastructure Construction.
7. All half-street improvements on Northern Avenue adjacent to the site shall be completed with development of the property. Required improvement standards will be determined by the City of Glendale and City of Peoria design guidelines.
8. Right turn lanes shall be provided on 83rd and Northern avenues adjacent to the office parcel and shall comply with the City of Glendale and City of Peoria engineering standards.
9. Vehicular movement at both driveways to the office parcel shall be limited to right-in/right-out only.
10. All irrigation ditches located on the property shall be tiled or abandoned.


SECTION 3. Amendment of Zoning Map. The City of Glendale Zoning Map is herewith amended to reflect the change in districts referred to and the property described in Section 1 above.

SECTION 4. Effective Date. This Ordinance shall become effective at the time and in the manner prescribed by law.


PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 27th day of January, 2009.


MAYOR

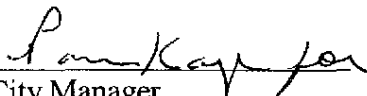
ATTEST:


City Clerk (SEAL)

APPROVED AS TO FORM:


City Attorney

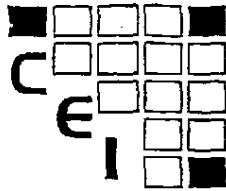
REVIEWED BY:


City Manager

20051894666

EXHIBIT A

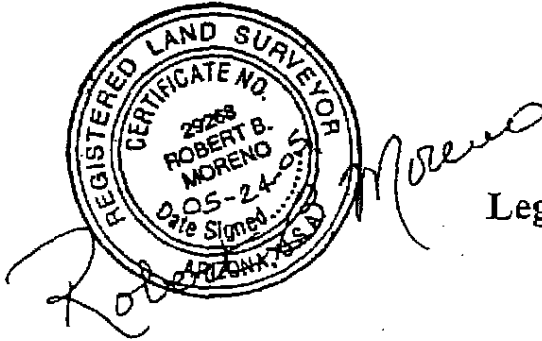
AN-1
ZON07-05



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May 24, 2005
Job No. 050506



**Legal Description
For
Annexation**

That part of the Northwest quarter of Section 2, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Beginning at the Northwest corner of said Northwest quarter of Section 2;

Thence North 88 degrees 32 minutes 14 seconds East, along the North line of said Northwest quarter of Section 2, a distance of 999.48 feet to the Northeast corner of the East half of the West half of the East half of the North half of the Northwest quarter of the Northwest quarter of Section 2;

Thence South 00 degrees 51 minutes 01 seconds East, along the East line of said East half of the West half of the East half of the North half of the Northwest quarter of the Northwest quarter of Section 2, a distance of 639.84 feet to the Southeast corner of said East half of the West half of the East half of the North half of the Northwest quarter of the Northwest quarter of Section 2;

Thence South 88 degrees 46 minutes 34 seconds West, along the South line of the North half of the Northwest quarter of the Northwest quarter of Section 2, a distance of 1004.33 feet to a point on the West line of said Northwest quarter of Section 2;

Thence North 00 degrees 24 minutes 35 seconds West, along said West line, a distance of 635.72 feet to the **Point of Beginning**.

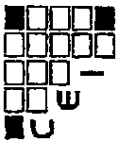
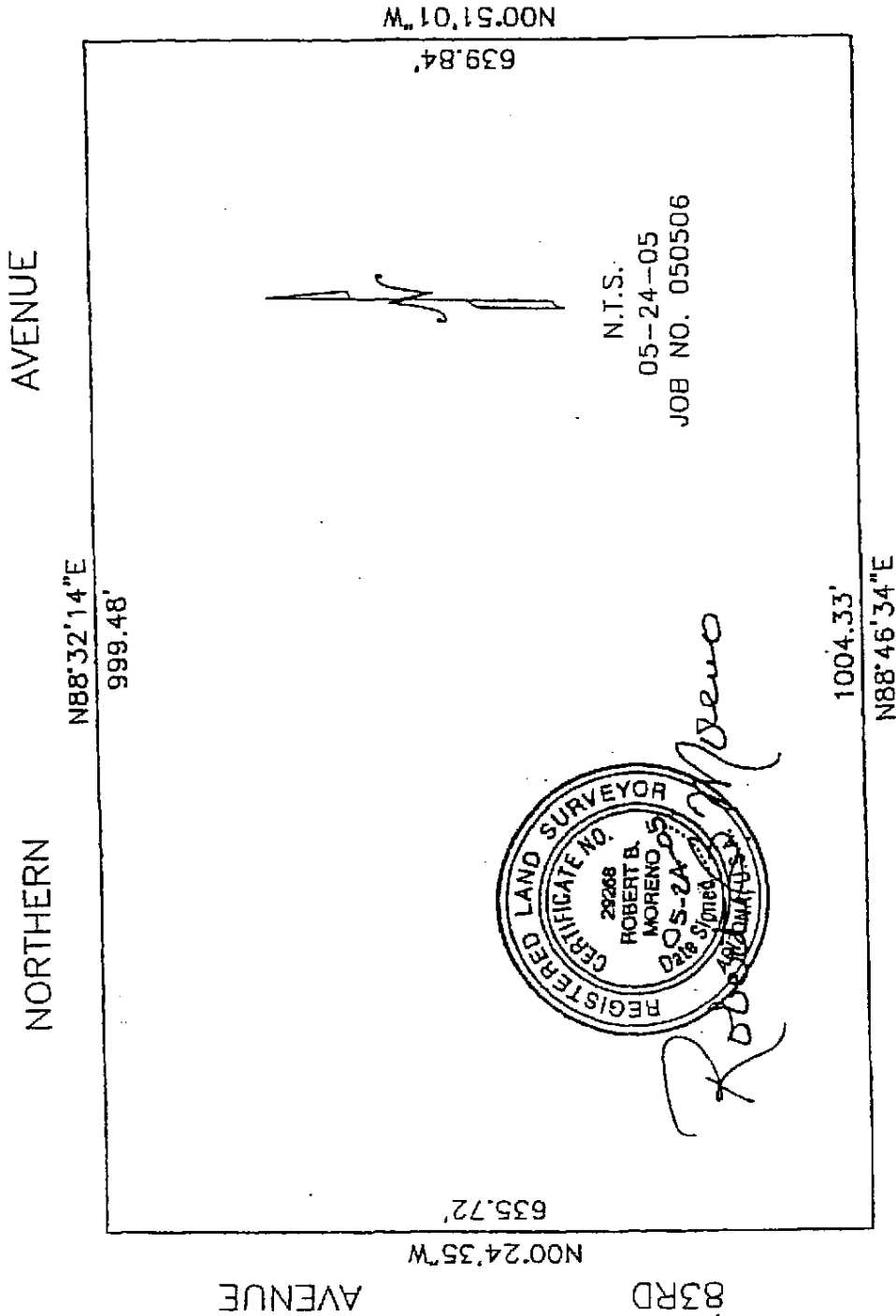
Note: The above described parcel contains 638,939 square feet or 14.688 gross acres.

20051894666

EXHIBIT A

2007-05

ANNEXATION EXHIBIT



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